

MAP SE 2F
4B
E.D. 12
DATE 12-2-85
200 ✓
1000 ✓
DPP

86-280-A
#187

86-280-A
#189

86-280-A
#189

86-280-A 189

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description on plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802-3.C.1 (303.1) To Permit a Front Set Back of 12' instead of the required average of 19'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature: Bobby R. Pitts
Address: NORMA J. PITTS
(Type or Print Name)
City and State: Towson, MD
Attorney for Petitioner: _____
(Type or Print Name)
Signature: ARNOLD JABLON
City and State: MD 21222
Address: 1233 Willow Rd. 285-3055
City and State: MD 21222
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Name: ARNOLD JABLON
Address: 4 ANNAPOIS RD. 285-6439
City and State: MD 21222
Attorney's Telephone No.: _____
Address: _____
City and State: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of January, 1986, at 10:45 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

Zoning Description

Beginning on the SW/S of Willow Road, 660' S of the centerline of North Point Road. Being lot # 13 on the Plat of Northshire, Book # 14, Folio # 29 in the 12th Election District, Also Known as #1223 Willow Road

PETITION FOR VARIANCE

12th Election District

LOCATION: Southwest side of Willow Road, 660 feet South of the centerline of North Point Road (1223 Willow Road)
DATE AND TIME: Thursday, January 16, 1986 at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 1802-3.C.1 (303.1) to permit a front yard setback of 12 feet in lieu of the required average of 19 feet.

Being the property of Bobby R. Pitts, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 Dec. 27, 1985

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #72381 - Reg. #L 4113 - 74 lines @ \$29.60, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one SIXTEEN weeks before the 25th day of December 1985; that is to say, the same was inserted in the issues of Dec. 24, 1985

Kimbel Publication, Inc.
per Publisher.

By K.E. O'Brien

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 26, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 26, 1985

THE JEFFERSONIAN,

181
Publisher

Cost of Advertising
24.75

PETITION FOR VARIANCE
12th Election District
LOCATION: Southwest side of Willow Road, 660 feet South of the centerline of North Point Road (1223 Willow Road)
DATE AND TIME: Thursday, January 16, 1986 at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
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ARNOLD JABLON
Zoning Commissioner of Baltimore County
Dec. 26

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3355

ARNOLD JABLON
ZONING COMMISSIONER
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 2, 1986

Mr. and Mrs. Bobby R. Pitts
1223 Willow Road
Baltimore, Maryland 21222

Re: Petition for Variance
SW/S Willow Road, 660' S of the
c/l of North Point Road (1223 Willow Road)
Bobby R. Pitts, et ux. - Petitioners
Case No. 86-280-A

Dear Mr. and Mrs. Pitts:

This is to advise you that \$59.35 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016196
DATE 1/16/86 ACCOUNT R-01-615-110
AMOUNT \$ 59.35
RECEIVED FROM Bobby R. Pitts
FOR Permitting & Posting re Case No. 86-280-A
B B094*****53578 214F
VALIDATION OR SIGNATURE OF CASHIER

County, Maryland, and remit
ng. Towson, Maryland

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S Willow Rd., 660' : OF BALTIMORE COUNTY
S of the C/L of North :
Pt. Rd. (1223 Willow :
Rd.), 12th District :
BOBBY R. PITTS, et ux, : Case No. 86-280-A
Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 17th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Bobby R. Pitts, 1223 Willow Rd., Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 12/14/85
Posted for: Variance
Petitioner: Bobby R. Pitts, et ux
Location of property: SW/S Willow Rd., 660' S of N. Pt. Rd., 1223 Willow Rd.
Location of Sign: Willow Rd., 660' S of N. Pt. Rd., ex property of R. Pitts
Remarks: _____
Posted by: Arnold Jablon Date of return: 12/27/85
Number of Signs: 1

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of January, 1986, that the herein Petition for Variance(s) to permit a front yard setback of 12 feet in lieu of the required average setback of 19 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ:bmg

cc: Mr. & Mrs. Bobby R. Pitts
People's Counsel

RECEIVED FOR FILING
DATE January 17, 1986
BY *Richard A. Schmitt*
ADMINISTRATIVE ASSISTANT

Mr. and Mrs. Bobby R. Pitts
1223 Willow Road
Baltimore, Maryland 21222

December 13, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SW/S Willow Rd., 660' S of the
C/I of North Pt. Rd. (1223 Willow Rd.)
Bobby R. Pitts, et ux, - Petitioners
Case No. 86-280-A

TIME: 10:45 a.m.

DATE: Thursday, January 16, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012368

Commissioner
of Baltimore County

DATE 1/14/86 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM *Bobby R. Pitts*

FOR Variance # 189

0 175 ***** 50000 21426

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: December 30, 1985
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-271-A, 86-275-A, 86-277-A, 86-278-A,
86-279-A and 86-280-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
December 18, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. and Mrs. Bobby R. Pitts
1223 Willow Road
Baltimore, Maryland 21222

RE: Item No. 189 - Case No. 86-280-A
Petitioners - Bobby R. Pitts, et ux
Variance Petition

Dear Mr. and Mrs. Pitts:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information of your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:rr

Enclosures

Case No. 86-280-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of December, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Bobby R. Pitts, et ux
Petitioner's Attorney

Received by: *James E. Dyer*
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
494-4500
NORMAN E. GERBER
DIRECTOR

DECEMBER 13, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of November 26, 1985
Item # 189
Property Owners: Bobby R. Pitts, et ux
Location: SW/S Willow Rd. 660' S of
North Point Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, 8111 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a deficient service area as defined by the provisions of Section 22-98 of the Development Regulations.
- ☒ The property is located in a traffic area controlled by a "D" level traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:

cc: James Howell

Eugene A. Lober
Chief, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2556
494-4500

PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owners: Bobby R. Pitts, et ux

Location: SW side Willow Road, 660' S of North Point Road

Item No.: 189

Zoning Agenda: Meeting of November 26, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- ☒ 6. Site plans are approved, as drawn.

- ☒ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* 12/14/85

Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 23, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 189 Zoning Advisory Committee Meeting are as follows:

Property Owners: Bobby R. Pitts, et ux
Location: SW side Willow Road, 660' S of North Point Road
District: 12th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85. The Maryland Code for the Building and Code (A.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
- ☒ All Two Groups except Sub-Group Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All Two Groups require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from Use _____ to Use _____ or to Kind Use _____ See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments:
- ☒ These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full review of any permit. If desired, the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. Hunter
Mark S. Hunter
Building Plans Review

12/23/85

JAN 5 1986



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 26, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

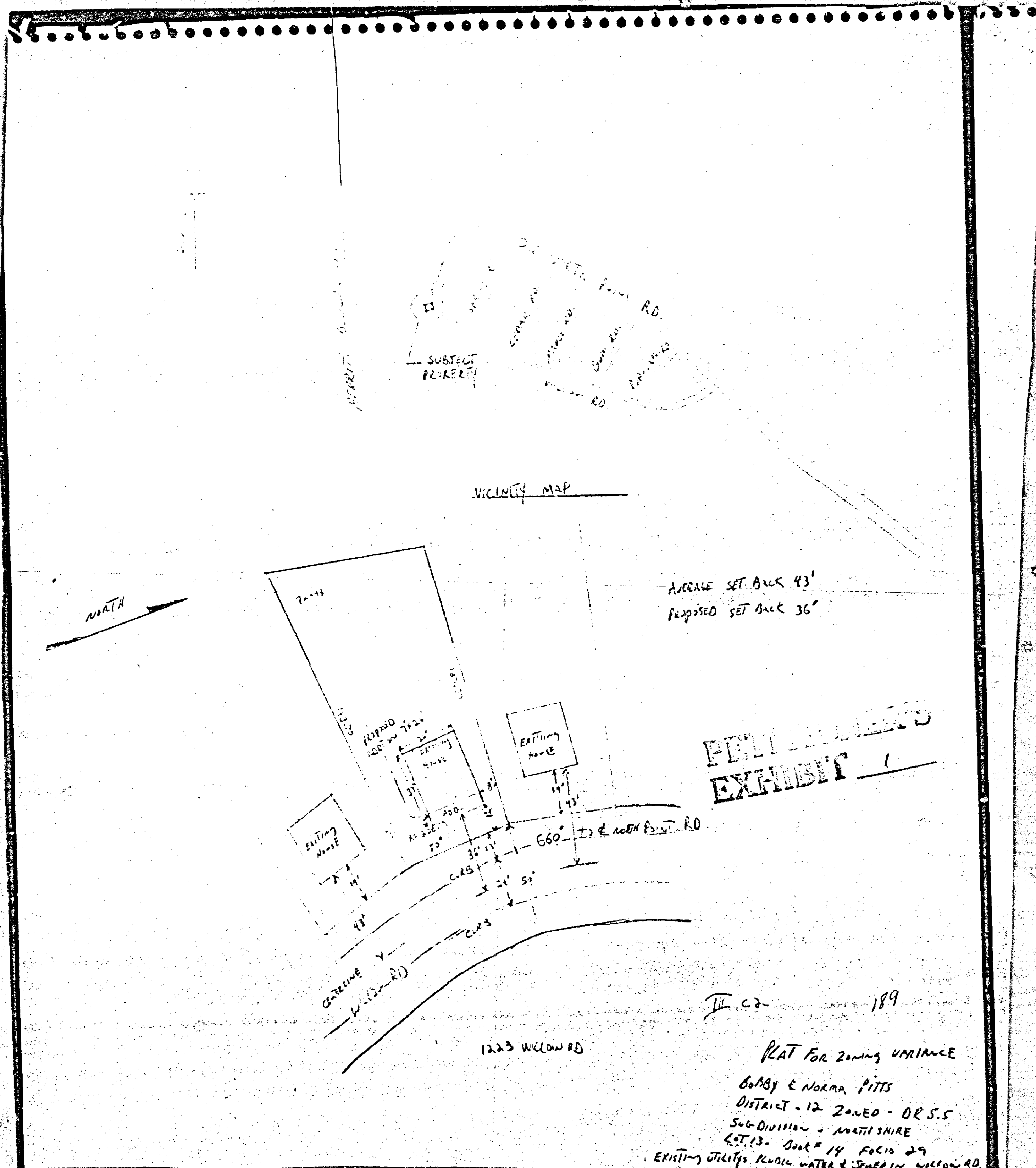
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items
numbered 182, 183, 184, 186, 187, 188, and 189.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

1/6
86-286



MAP SE 2F
48
E.D. 12
DATE 12-2-86
200 ✓
1000 ✓
DP

86-280-A
#187

86-280-A
#189

86-280-A
#189

86-280-A 189

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State Attorney for Petitioner: (Type or Print Name) Signature Address City and State Attorney's Telephone No.: Address City and State

Legal Owner(s): (Type or Print Name) Signature Address City and State Name Address City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of January, 1986, at 10:45 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

Zoning Description

Beginning on the SW/S of Willow Road, 660' S of the centerline of North Point Road. Being lot # 13 on the Plat of Northshire, Book # 14, Folio # 29 in the 12th Election District, Also Known as #1223 Willow Road

PETITION FOR VARIANCE

12th Election District

LOCATION: Southwest side of Willow Road, 660 feet South of the centerline of North Point Road (1223 Willow Road)
DATE AND TIME: Thursday, January 16, 1986 at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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Petition for Variance from Section 1802-3.C.1 (303.1) to permit a front yard setback of 12 feet in lieu of the required average of 19 feet.

Being the property of Bobby R. Pitts, et ux as shown on the plat filed with the Zoning Office.

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 Dec. 27, 1985

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #72381 - Reg. #L 4113 - 74 lines @ \$29.60, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 25th day of December 1985; that is to say, the same was inserted in the issues of Dec. 24, 1985

Kimbel Publication, Inc.
per Publisher.

By K.E. O'Brien

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 26, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 26, 1985

THE JEFFERSONIAN,

138 Vintore
Publisher

Cost of Advertising
24.75

PETITION FOR VARIANCE
12th Election District
LOCATION: Southwest side of Willow Road, 660 feet South of the centerline of North Point Road (1223 Willow Road)
DATE AND TIME: Thursday, January 16, 1986 at 10:45 a.m.
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BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3335

ARNOLD JABLON
ZONING COMMISSIONER
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 2, 1986

Mr. and Mrs. Bobby R. Pitts
1223 Willow Road
Baltimore, Maryland 21222

Re: Petition for Variance
SW/S Willow Road, 660' S of the
c/l of North Point Road (1223 Willow Road)
Bobby R. Pitts, et ux. - Petitioners
Case No. 86-280-A

Dear Mr. and Mrs. Pitts:

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THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016196
DATE 1/16/86 ACCOUNT R-01-615-110
AMOUNT \$ 59.35
RECEIVED FROM Bobby R. Pitts
FOR Permitting & Posting re Case No. 86-280-A
B B094*****53578 214F
VALIDATION OR SIGNATURE OF CASHIER

County, Maryland, and remit
ng. Towson, Maryland

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S Willow Rd., 660' S of the C/L of North Pt. Rd. (1223 Willow Rd.), 12th District : OF BALTIMORE COUNTY
BOBBY R. PITTS, et ux, : Case No. 86-280-A
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 17th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Bobby R. Pitts, 1223 Willow Rd., Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 12th Date of Posting 12/24/85
Posted for: Variance
Petitioner: Bobby R. Pitts et ux
Location of property: SW/S Willow Rd., 660' S of N. Pt. Rd., 1223 Willow Rd.
Location of Sign: Willow Rd., 660' S of N. Pt. Rd., on road way, on property of Pitts
Remarks:
Posted by: M. H. Jung Date of return: 12/27/85
Number of Signs: 1

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of January, 1986, that the herein Petition for Variance(s) to permit a front yard setback of 12 feet in lieu of the required average setback of 19 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ:bmg

cc: Mr. & Mrs. Bobby R. Pitts
People's Counsel

RECEIVED FOR FILING
DATE January 17, 1986
BY *Richard A. Schmitt*
ADMINISTRATIVE ASSISTANT

Mr. and Mrs. Bobby R. Pitts
1223 Willow Road
Baltimore, Maryland 21222

December 13, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SW/S Willow Rd., 660' S of the
C/I of North Pt. Rd. (1223 Willow Rd.)
Bobby R. Pitts, et ux, - Petitioners
Case No. 86-280-A

TIME: 10:45 a.m.

DATE: Thursday, January 16, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012368

Commissioner
of Baltimore County

DATE 1/14/86 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM *Bobby R. Pitts*

FOR Variance # 189

0 175 ***** 50000 21426

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: December 30, 1985
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-271-A, 86-275-A, 86-277-A, 86-278-A,
86-279-A and 86-280-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
December 18, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. and Mrs. Bobby R. Pitts
1223 Willow Road
Baltimore, Maryland 21222

RE: Item No. 189 - Case No. 86-280-A
Petitioners - Bobby R. Pitts, et ux
Variance Petition

Dear Mr. and Mrs. Pitts:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information of your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:rr

Enclosures

Case No. 86-280-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of December, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Bobby R. Pitts, et ux
Petitioner's Attorney

Received by: *James E. Dyer*
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
494-4500
NORMAN E. GERBER
DIRECTOR

DECEMBER 13, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of November 26, 1985
Item # 189
Property Owners: Bobby R. Pitts, et ux
Location: SW/S Willow Rd. 660' S of
North Point Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a deficient service area as defined by the provisions of Section 22-98 of the Development Regulations.
- ☒ The property is located in a deficient service area as defined by the provisions of Section 22-98 of the Development Regulations.
- ☒ The property is located in a deficient service area as defined by the provisions of Section 22-98 of the Development Regulations.

cc: James Howell

Eugene A. Lober
Chief, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2556
494-4500
PAUL H. REINCKE
CHIEF

December 17, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owners: Bobby R. Pitts, et ux

Location: SW side Willow Road, 660' S of North Point Road

Item No.: 189

Zoning Agenda: Meeting of November 26, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at [blank] EXCEEDS the maximum allowed by the Fire Department.

- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- ☒ 6. Site plans are approved, as drawn.

- ☒ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and Approved:
John F. O'Neill
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 23, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 189 Zoning Advisory Committee Meeting are as follows:

Property Owners: Bobby R. Pitts, et ux
Location: SW side Willow Road, 660' S of North Point Road
District: 12th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
- ☒ All Two Groups except Sub-Group Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All Two Groups require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) [blank] of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group is from Use [blank] to Use [blank] or to Kind Use [blank]. See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments:
- ☒ These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full review of any permit. If desired, the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. Hunter
Mark S. Hunter
Building Plans Review

12/23/85

JAN 5 1986



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 26, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

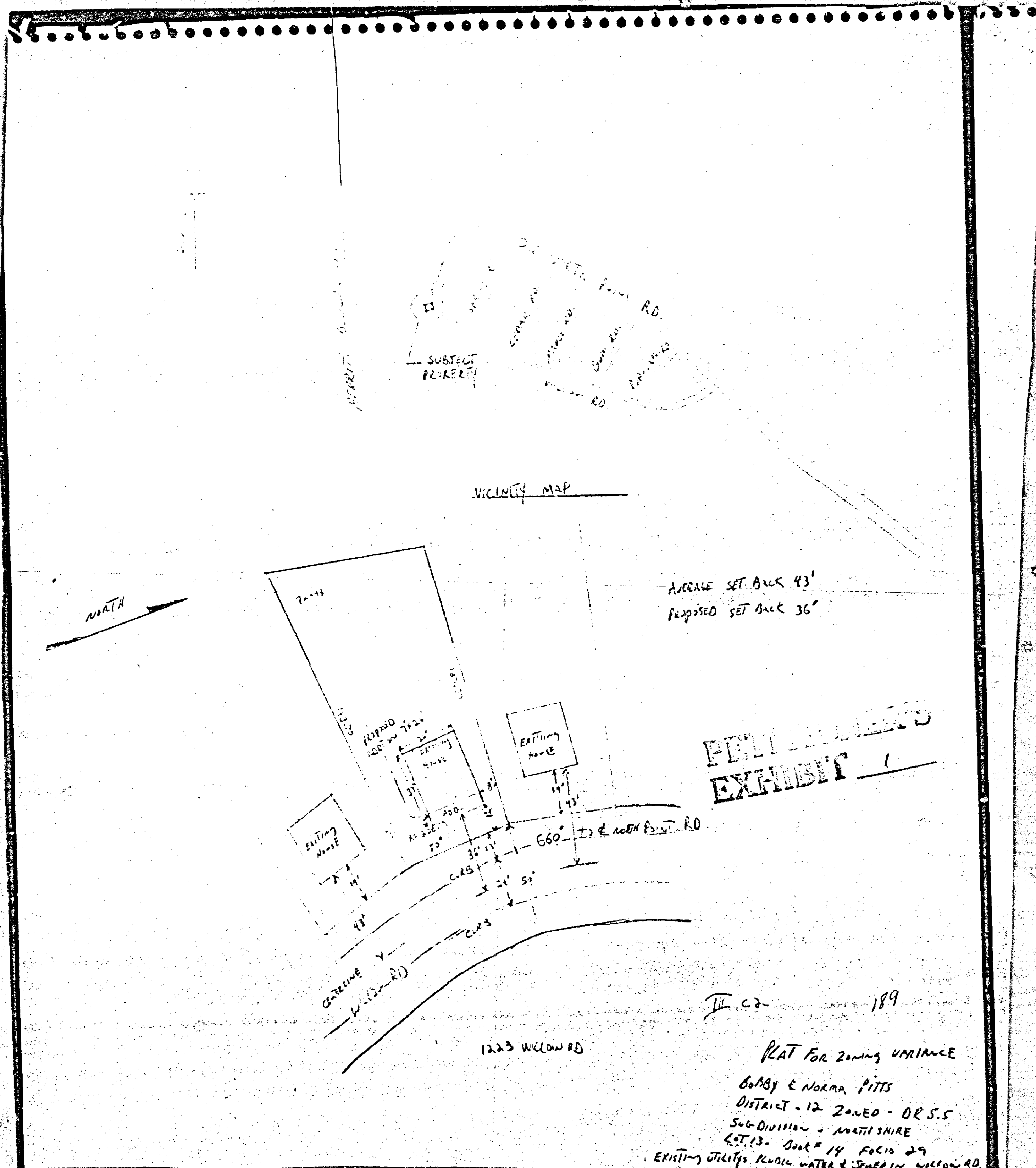
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items
numbered 182, 183, 184, 186, 187, 188, and 189.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

1/6
86-286



MAP SE 2F
4B
E.D. 12
DATE 12-2-85
200 ✓
1000 ✓
DPP

86-280-A
#187

86-280-A
#189

86-280-A
#189

86-280-A 189

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description on plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802-3.C.1 (303.1) To Permit a Front Set Back of 12' instead of the required average of 19'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State Attorney for Petitioner: (Type or Print Name) Signature Address City and State Attorney's Telephone No.: Address City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of December, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of January, 1986, at 10:45 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

Zoning Description

Beginning on the SW/S of Willow Road, 660' S of the centerline of North Point Road. Being lot # 13 on the Plat of Northshire, Book # 14, Folio # 29 in the 12th Election District, Also Known as #1223 Willow Road

PETITION FOR VARIANCE

12th Election District

LOCATION: Southwest side of Willow Road, 660 feet South of the centerline of North Point Road (1223 Willow Road)
DATE AND TIME: Thursday, January 16, 1986 at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 1802-3.C.1 (303.1) to permit a front yard setback of 12 feet in lieu of the required average of 19 feet.

Being the property of Bobby R. Pitts, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 Dec. 27, 1985

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #72381 - Reg. #L 4113 - 74 lines @ \$29.60, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 25th day of December 1985; that is to say, the same was inserted in the issues of Dec. 24, 1985

Kimbel Publication, Inc.
per Publisher.
By K.E. O'Brien

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 26, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 26, 1985

THE JEFFERSONIAN,
Publisher
Cost of Advertising
24.75

PETITION FOR VARIANCE
12th Election District
LOCATION: Southwest side of Willow Road, 660 feet South of the centerline of North Point Road (1223 Willow Road)
DATE AND TIME: Thursday, January 16, 1986 at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the subject of this petition before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of January, 1986, at 10:45 o'clock. Being the property of Bobby R. Pitts, et ux as shown on the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Dec. 26



ARNOLD JABLON
ZONING COMMISSIONER
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 2, 1986

Mr. and Mrs. Bobby R. Pitts
1223 Willow Road
Baltimore, Maryland 21222

Re: Petition for Variance
SW/S Willow Road, 660' S of the
c/l of North Point Road (1223 Willow Road)
Bobby R. Pitts, et ux. - Petitioners
Case No. 86-280-A

Dear Mr. and Mrs. Pitts:

This is to advise you that \$59.35 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016196
DATE 1/16/86 ACCOUNT R-01-615-110
AMOUNT \$ 59.35
RECEIVED FROM Bobby R. Pitts
FOR Permitting & Posting re Case No. 86-280-A
B B094*****53578 214F
VALIDATION OR SIGNATURE OF CASHIER

County, Maryland, and remit
ng. Towson, Maryland

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S Willow Rd., 660' : OF BALTIMORE COUNTY
S of the C/L of North :
Pt. Rd. (1223 Willow :
Rd.), 12th District :
BOBBY R. PITTS, et ux, : Case No. 86-280-A
Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 17th day of December, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Bobby R. Pitts, 1223 Willow Rd., Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 12th
Posted for: Variance
Petitioner: Bobby R. Pitts et ux
Location of property: SW/S Willow Rd., 660' S of N. Pt. Rd., 1223 Willow Rd.
Location of Sign: Willow Rd., 660' S of N. Pt. Rd., ex property of Pitts
Remarks:
Posted by: M. H. Jung
Date of return: 12/27/85
Number of Signs: 1

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of January, 1986, that the herein Petition for Variance(s) to permit a front yard setback of 12 feet in lieu of the required average setback of 19 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ:bmg

cc: Mr. & Mrs. Bobby R. Pitts
People's Counsel

RECEIVED FOR FILING
DATE January 17, 1986
BY *Richard A. Schmitt*
ADMINISTRATIVE ASSISTANT

Mr. and Mrs. Bobby R. Pitts
1223 Willow Road
Baltimore, Maryland 21222

December 13, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SW/S Willow Rd., 660' S of the
C/I of North Pt. Rd. (1223 Willow Rd.)
Bobby R. Pitts, et ux, - Petitioners
Case No. 86-280-A

TIME: 10:45 a.m.

DATE: Thursday, January 16, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012368

Commissioner
of Baltimore County

DATE 1/14/86 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM *Bobby R. Pitts*

FOR Variance # 189

0 175*****50010 21426

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: December 30, 1985
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-271-A, 86-275-A, 86-277-A, 86-278-A,
86-279-A and 86-280-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
December 18, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. and Mrs. Bobby R. Pitts
1223 Willow Road
Baltimore, Maryland 21222

RE: Item No. 189 - Case No. 86-280-A
Petitioners - Bobby R. Pitts, et ux
Variance Petition

Dear Mr. and Mrs. Pitts:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information of your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:rr

Enclosures

Case No. 86-280-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of December, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Bobby R. Pitts, et ux
Petitioner's Attorney

Received by: *James E. Dyer*
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

DECEMBER 13, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of November 26, 1985
Item # 189
Property Owners: Bobby R. Pitts, et ux
Location: SW/S Willow Rd. 660' S of North Point Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a deficient service area as defined by the provisions of Section 22-98 of the Development Regulations.
- ☒ The property is located in a traffic area controlled by a "D" level traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:

cc: James Howell

Eugene A. Lober
Chief, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2556
494-4500

PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owners: Bobby R. Pitts, et ux

Location: SW side Willow Road, 660' S of North Point Road

Item No.: 189

Zoning Agenda: Meeting of November 26, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- ☒ 6. Site plans are approved, as drawn.

- ☒ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and Approved:
John F. O'Neill
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 23, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 189 Zoning Advisory Committee Meeting are as follows:

Property Owners: Bobby R. Pitts, et ux
Location: SW side Willow Road, 660' S of North Point Road
District: 12th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
- ☒ All Two Groups except Sub-Group Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All Two Groups require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments:
- ☒ These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. Hunter
Mark S. Hunter
Building Plans Review

12/23/85

JAN 5 1986



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. -ZAC- Meeting of November 26, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items
numbered 182, 183, 184, 186, 187, 188, and 189.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld

1/6
86-286

